



Official copy of register of title

Title number SYK85679

Edition date 17.08.2010

- This official copy shows the entries in the register of title on 13 February 2014 at 14:06:21.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 13 February 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Nottingham Office.

A: Property register

This register describes the land and estate comprised in the title.

SOUTH YORKSHIRE : BARNESLEY

- 1 (27.11.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land adjoining Lakeside View, Huddersfield Road, Ingbirchworth, Penistone, Sheffield (S36 7GF).
- 2 The mines and minerals together with ancillary powers of working are excepted.
- 3 (15.02.2001) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (15.02.2001) The land has the benefit of the following rights reserved by but is subject to the following rights granted by the Transfer which included the land edged and numbered SYK430091 in green on the filed plan dated 19 December 2000 referred to in the Charges Register:-

"Definitions

'Approved Drawing' means the approved plan drawing 00:011:02 Revision B dated May 2000 annexed to this transfer

'Conduits' means channels, drains, sewers, wires, cables, pipes and watercourses

'the Plan' means the plan attached hereto

'the Property' includes each and every part thereof

'the Retained Land' means the land outlined in blue on the Plan being the remainder of the land comprised in title numbers SYK85678 and SYK85679 and each and every part thereof



A: Property register continued

'the Perpetuity Period' means the period commencing on 5 April 2000 and enduring for 80 years

Rights granted for the benefit of the Property

a. The right in common with the Transferor and all others having the like right to the free passage and running of water, soil, electricity and other services through any Conduits now or at any time within the Perpetuity Period running in, through, over or under the Retained Land and serving the Property together with the right to enter upon the Retained Land in so far as may be necessary for the purposes of inspecting, laying, connecting to, maintaining, repairing and renewing the Conduits or the laying of such new Conduits as the Transferee shall require for the benefit of the Property subject to the Transferee causing as little damage as possible to the Retained Land and making good any damage caused without unnecessary delay at its own cost

b. a right of access at all reasonable times onto such part of the Retained Land as may be reasonably necessary for the purpose of maintaining and repairing any boundary fences or boundary walls separating the Property from the Retained Land

c. the right at all reasonable times to enter upon such part of the Retained Land as may be reasonably necessary to carry out such works on the Retained Land, with the appropriate right to carry out those works as may be required to satisfy the Local Authority's requirements for the provision of visibility splays/sight lines or such other works as may be required for the carrying out and completion and maintenance of the residential development of the Property in accordance with planning permission B/96/0170/PU as amended or substituted from time to time

Rights reserved for the benefit of the Retained Land

a. a right of way at all times and for all purposes over that part of the Property shown coloured brown on the plan as is constructed by the Transferee or its successors in title as an access road for the purposes

of the development of the Property for the benefit of the use of the Retained Land from such time as such roadway shall have been constructed to an adoptable standard for the Local Authority notwithstanding any maintenance period prior to such adoption

b. a right of way at all times and for all purposes over that part of the Property as is hatched red provided always that the right of way can only be exercised to the extent that it does not interfere with any works to be carried out by the Transferee or the use of the said land in respect of the development of the Property by the Transferee in particular but without prejudice to the generality of the foregoing as sight line land

c. the free passage and running of water, soil, electricity and other services from and to the Retained Land through the Conduits now or at any time within the Perpetuity Period running in, through, over or under the Property and the right to enter upon the Property for the purposes of inspecting, connecting to, maintaining, repairing, renewing and replacing any such Conduits the person exercising such rights causing as little damage as possible to the Property and making good any damage without unnecessary delay at his own cost."

NOTE: Copy plan filed under SYK85678.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (17.08.2010) PROPRIETOR: JUSTIN MICHAEL SIMMS and HILARY MARY SIMMS of 6 Hopwood Street, Barnsley, South Yorkshire S70 2BW.
- 2 (17.08.2010) The price stated to have been paid on 12 August 2010 was £42,500.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights granted by a Deed of Grant dated 30 August 1967 made between (1) The Minister of Health (Grantor) and (2) The County Council of the West Riding of Yorkshire:-

In consideration of the sum of Forty pounds paid by the County Council to the Grantor (the receipt of which sum the Grantor hereby acknowledges) the Grantor as Trustee HEREBY GRANTS and CONVEYS unto the County Council FULL and FREE right or easement in perpetuity of constructing placing and laying and forever hereafter relaying renewing maintaining cleansing repairing and managing at a minimum depth of three feet a line of pipes Nine inches in diameter together with two manholes therein for a length of One hundred and eighty seven yards or thereabouts under land situate on the western side of the Keighley-Huddersfield-Rotherham County Road at Ingbirchworth aforesaid in the Urban District of Penistone in the said Riding in the position indicated by a red line upon the said plan between points marked A and B for the purpose of draining surface water and other drainage from the said County Road into Scout Dyke Reservoir

AND ALSO full free and uninterrupted right of entry way and passage for the County Council their agents servants and workmen at all times as they may deem necessary or desirable either with or without vehicles apparatus and appliances upon and over so much of the said land as shall be necessary for the purpose of obtaining access to the said pipe line for all or any of the purposes aforesaid or relating thereto

AND ALSO together with full free and uninterrupted right or easement of drainage in perpetuity through the said pipe line for all surface water and other drainage from the said County Road which may from time to time flow through the said pipe TO HOLD the rights liberties and easements hereinbefore granted UNTO the County Council in fee simple.

The said Deed also contains the following covenants:

The Grantor for himself and his successors in title and assigns hereby covenants with the County Council that he will not erect or plant or permit to be erected or planted over the said pipe line or any part thereof any buildings erections structures or trees or plant any trees in such a position as to endanger the said pipe line or any part thereof PROVIDED and it is hereby agreed and declared that nothing herein contained shall prevent the surface of the Grantors said land lying over the said pipe line from being used for agricultural purposes other than the planting of trees and neither the Grantor nor his servants agents or tenants shall be



C: Charges register continued

responsible for any damage to the County Councils said pipe line occasioned by such user.

NOTE: Copy plan filed.

- 2 (15.02.2001) A Transfer of the land edged and numbered SYK430091 in green on the filed plan and other land dated 19 December 2000 made between (1) Peter John Colton and Catherine Mary Colton contains the following covenants by the vendors:-

"Restrictive covenants by the Transferor

The Transferor jointly and severally covenants with the Transferee for the benefit of the Property and so as to bind the Retained Land into whosoever hand it may come but not so as to render any person liable for any breach arising after they have parted with all interest in the Retained Land:

- a. not to permit the erection or growth of any structure, tree or vegetation and/or the placing of any object such as to obscure the visibility splays shown on the Approved Drawing
- b. not to do or omit or suffer or permit to be done or omitted any act or thing on the Retained Land which may be or become or cause a breach of any term condition in respect of the residential development of the Property."

End of register